

**A regular meeting of the City Council of Sweeny, Texas, was held at City Hall on Tuesday, November 17, 2015 at 6 pm.**

**1. Call to Order**

Mayor Dale Lemon called the meeting to order.

**2. Roll Call**

Council Present: Sandra Blaine, Tim Shotts and Jalyn White-Wick. Jeff Farley and Rachel Wells were absent. Also present: Cindy King, City Manager; Charlie Stevenson, City Attorney.

**3. Invocation**

Invocation was given by Charlie Stevenson.

**4. Pledge of Allegiance**

Pledge to the American Flag was recited and led by Raymond Woods  
Pledge to the Texas Flag was recited and led Raymond Woods.

**5. Presentation of Citizens:** Gary Kersh, Chief Assistant with Commissioner David Linders Office addressed council that Precinct 4 were here to help in any way.

Neal Bess Jr. with Sweeny EDC stated that the retention pond is almost finished at the Industrial Park and the road will be finished in two weeks.

Agatha Sanchez announced the 5<sup>th</sup> Sweeny Community Thanksgiving Feast is November 22, 2015.

**Visitors:** Neal Bess Jr., Agatha Sanchez, Debbie Williams, Raymond Woods.

**6. Consent Items**

**A. Approval of Minutes –October 20, 2015**

**B. Approval of Bills \$54,924.94**

Jalyn White-Wick made a motion to approve the Minutes of October 20, 2015 and the bills in the amount of \$54,925.94. Tim Shotts seconded. All were in favor. Motion carried.

**7. Public Hearing:**

**8. Fire Department Report**

Cindy King gave the report.

**9. Old Business**

**A. Discuss / Take Action on Water System**

William Huebner with O'Malley Strand Associates Engineers addressed the council and stated that he did not have the test results back from the pilot study for water well number four.

Jalyn White-Wick made a motion to table Water System Improvements for next month. Tim Shotts seconded. All were in favor. Motion carried.

**B. Discuss / Take Action on Bids to Sell City Property / Sweeny Block 40 Lots 6-9**

Ms. King stated that she received no bids.

Jalyn White-Wick made a motion to take no action. Sandra Blaine seconded. All were in favor. Motion carried.

**C. Discuss / Take Action on SEDC By-Laws**

Neal Bess Jr. and Francis Jammer addressed the council and stated the EDC Board would like to add the procedure to our by-laws on how we take applications for the board. Neal stated that the board members that are on their do not think they have to apply again when their term has expired if they are wanting to continue on the board.

Sandra Blaine made a motion to accept the changes on SEDC By-Laws. Jalyn White-Wick seconded. Mayor Lemon asked Charlie Stevenson for his opinion. Charlie stated he would like to change the language of the last sentence which now reads:

Should a vacancy occur because a director does not to be reappointed, applications will be reviewed. Mr. Stevenson stated that is confusing. His recommendation would be: The SEDC Board shall review all applications for appointment and reappointment to the board and make recommendations to the City Council. None were in favor of the motion on the floor. Motion died.

Jalyn White-Wick made a motion to approve the SEDC by-laws, the first and second sentence and to change the third sentence with Mr. Stevenson's recommendation which reads: The SEDC Board shall review all applications for appointment and reappointment to the board and make recommendations to the City Council. Tim Shotts seconded. All were in favor. Motion carried.

**F. Discuss /Take Action to Approve SEDC Bank Loan / From New Business**

Neal Bess Jr. addressed the council went over their expenditures. The SEDC Board would like to obtain a loan in the amount of \$100,000.00 from First State Bank with a 4.5% interest rate for future projects. Neal stated they still have several acers at the Industrial Park to develop.

Sandra Blaine asked why would you borrow money when you don't have any plans for the money? Sandra also asked if you could get a letter of approval ready from the bank for when the need arises.

Tim Shotts made a motion to table for more information. Sandra Blaine seconded. Jalyn White-Wick abstained. Motion carried.

**10. New Business**

**A. Discuss / Take Action on Waterline on FM 1459 Time Frame and Funds / Melvin Spiller**

Mike Thompson addressed the council that his company needs to know who is going to do the waterline and how much is it going to cost?

Cindy King explained this is the 35 acers on FM 1459 known as the Schelle Property that Mr. Spiller / Mr. Thompson and his group are in contract to purchase and possibly develop a subdivision. Ms. King stated we have cost estimates for water and sewer lines

in the amount of \$800,000.00. (\$600,000.00 for water and \$200,000.00 for sewer). We would also have to run gas lines. Ms. Blaine asked what size homes are the developer looking at? Mr. Thompson stated they were planning close to 100 homes, 3 and 4 bedrooms at 1800 to 2000 square feet for \$175,000.00 to \$200,000.00.

Cindy King asked Charlie Stevenson his opinion. Mr. Stevenson stated the city should not commit to anything until the developer closes on the property, they have a plan to submit and they have their financing.

Tim Shotts made a motion to table for next month to get more information. Sandra Blaine seconded. All were in favor. Motion carried.

**B. Discuss / Take Action to Charge Residents for additional tap fees**

Cindy King stated that we currently charge \$200.00 for a water tap and gas tap. \$150.00 for a sewer tap. Sometimes we have to hire a contractor because we do not have the equipment to put the tap in (when we need to bore under a road). We just had to use a contractor and the cost was \$4000.00, which we the city lost money.

Charlie Stevenson stated we must be uniform on all tap fees. He suggested to go up on the fees to compensate for when we lose money. Mr. Shotts asked how much would we go up on our taps? Ms. King stated she did not get with the other cities to see how much their fees are.

Sandra Blaine made a motion to table until Ms. King gets more information. Tim Shotts seconded. All were in favor. Motion carried.

**C. Discuss / Take Action Update on Sidewalks along Hackberry**

Ms. King stated the council gave approval several months ago to proceed with sidewalks down Hackberry Street from Ashley Wilson Rd to 6<sup>th</sup> Street, not to exceed in \$25,000.00. Part of the sidewalk will have to go over Stevenson Slough. Ms. King called O'Malley Strand, they suggested that council reevaluate the project. They stated that if the sidewalk went over the Slough, the project would need to be engineered for drainage and ADA purposes which would cost over \$25,000.00 in engineered cost alone.

Tim Shotts made a motion to table for Ms. King to get more information. Sandra Blaine seconded. All were in favor. Motion carried.

**D. Discuss / Take Action to approve variance to Fireworks Ordinance to Allow Fireworks at Pride Day May 2016.**

Sandra Blaine made a motion to give SEDC a variance to allow Fireworks at Pride Day May 2016. Jalyn White-Wick seconded. All were in favor. Motion carried.

**E. Discuss / Take Action Resolution Casting ballot for Brazoria County Appraisal Dist.**

Jalyn White-Wick made a motion to cast all 9 votes for Glen Salyer. Tim Shotts seconded. All were in favor. Motion carried.

**ANNOUCEMENTS:**

**11. Closed Executive Session:**

**OPEN MEETING:**

**12. Discussion and action from Executive Session:**

**13. Adjournment: 7:27 p.m.**

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015**

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**Reatta Minshew, City Secretary**